

# NOTICE OF REGULAR MEETING OF THE BOARD OF ADJUSTMENTS REMOTE MEETING 1-888-475-4499 MEETING ID: 925 8319 5627 PASSWORD: 1075 TUESDAY, APRIL 21, 2020, 6:30 PM

#### **AGENDA**

# Call to Order

# **Roll Call**

# Pledge of Allegiance to the U.S. And Texas Flags

# **Invocation**

# **Public Comment**

This item allows the public an opportunity to address the Board of Adjustments. To comply with the provisions of the Open Meetings Act, the board cannot discuss or take action on items brought before them not posted on the agenda. Please submit a Request to Appear Form at least five minutes prior to the meeting if you wish to address the board. Comments will be limited to three minutes.

#### **Consent Agenda**

Items on the Consent Agenda are considered to be self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the Board of Adjustments.

1. June 20, 2019 Meeting Minutes

#### Regular Agenda

2. Conduct a public hearing regarding a request by Matthew Gilliland for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations, (3) for a detached garage within the required rear yard and (9) paved driveways and consider and act on the same. The property is located at 207 Woody Trail and is legally described as Lovett Estate 1(EPT).

#### Adjournment

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to the meeting. Please contact Town Hall at 940-497-2528 or by fax 940-497-3531 so that appropriate arrangements can be made.

I, Chris Chaudoir, do hereby certify, that this meeting notice was posted on the bulletin board at Town Hall, 1075 Ronald Reagan Avenue, Hickory Creek, Texas on Friday April 17, 2020 at 11:00 a.m.

Chris Chaudoir

Town of Hickory Creek

# **Item Attachment Documents:**

1. June 20, 2019 Meeting Minutes

# REGULAR MEETING OF THE BOARD OF ADJUSTMENTS HICKORY CREEK TOWN HALL 1075 RONALD REAGAN, HICKORY CREEK, TEXAS THURSDAY, JUNE 20, 2019

#### **MINUTES**

# Call to Order

Meeting called to order at 7:00 p.m. by Chairman Crawford.

# Roll Call

#### **PRESENT**

Member Joey Hernandez Member Jan Bowman Chairman Larry Crawford Vice Chairman David Jones

#### ABSENT

Member Chance Allison

# **ALSO PRESENT**

William Scazzero, Town Attorney Ian Theodore, Council Liaison Chris Chaudoir, Administrative Assistant

# Pledge of Allegiance to the U.S. And Texas Flags

Chairman Crawford led the Pledge of Allegiance to the U.S. and Texas Flags.

# **Invocation**

Councilman Theodore gave the invocation.

# **Organization Agenda**

1. Discuss, consider and act on the appointment of a Board Chair and Vice-Chair.

Member Crawford was voted Chairman and Member Jones Vice Chairman.

Motion made by Member Bowman to accept the appointments, Seconded by Member Hernandez.

Voting Yea: Member Hernandez, Member Bowman, Chairman Crawford, Vice Chairman Jones. <u>Motion passed unanimously.</u>

# **Consent Agenda**

2. May 16, 2019 Meeting Minutes

# TOWN OF HICKORY CREEK BOARD OF ADJUSTMENTS June 20, 2019 Page 2

Motion made by Chairman Crawford to accept the minutes as presented, Seconded by Member Hernandez.

Voting Yea: Member Hernandez, Member Bowman, Chairman Crawford, Vice Chairman Jones. <u>Motion passed unanimously.</u>

# **Public Hearing**

3. Hear public opinion on a request by Kent and Serene Prat for a variance of Chapter 14, Exhibit A, Article VII SF-1 Residential District, Section 2 Uses, (10) (b & c) for a garage / accessory building. The property located at 141 S. Hook Street and is legally described as A1075A Ramsey, Tract 46, 5.019 acres, Old DCAD Tr #6 (28).

Public Hearing opened at 7:03p.m.

Kent and Serene Prat, 236 Barkley Drive, presented drawings of the proposed accessory building with a 40x50 footprint and a height of 26.5 feet. The building will be used for storage of vehicles, equipment and personal belongings. Member Bowman asked if they lived at a different location; Mr. Prat explained they were also building a house on the 5-acre property and he would like to build the accessory building first to store his building materials. The house will be started before the accessory is completed. Chairman Crawford asked which other buildings on the area were oversized. Mr. Prat said the one to the south appeared to be larger but there were multiple buildings. He also did not see brick on the other buildings but is complying with the Standard Masonry. The building will sit behind the house. Member Jones asked for the timeframe on the build out. They hope to have the house dried in by winter. They will irrigate out of the pond and may also dig a well, but the house will be on city water. Mr. Prat has not discussed the project with any of the neighbors.

Lyle Cousins, 215 S Hook Street, asked for clarification on the square footage and size of the building and is concerned about drainage. There are already two other ponds in the area that are not aeriated and breed mosquitos. Mr. Prat said the pond is aeriated and he will be putting in a swale to control drainage. Mr. Cousins is in favor of the project.

Jackie Smith, 1021 Point Vista, owns the property at 207 S. Hook has no problem with the garage but is concerned about drainage since her property is next door. The property drains onto her driveway and several berms have been removed. Mr. Prat says he believes the berms were originally for irrigation more than drainage flow, but he will be putting in swales to control the drainage. He also said her driveway is right at grade level and he would be willing to use gravel to raise her driveway if necessary.

Public Hearing closed at 7:23 p.m.

# Regular Agenda

4. Discuss, consider and act on a request by Kent and Serene Prat for a variance of Chapter 14, Exhibit A, Article VII SF-1 Residential District, Section 2 Uses, (10) (b & c) for a garage / accessory building. The property located at 141 S. Hook Street and is legally described as A1075A Ramsey, Tract 46, 5.019 acres, Old DCAD Tr #6 (28).

# TOWN OF HICKORY CREEK BOARD OF ADJUSTMENTS June 20, 2019 Page 3

Motion made by Member Bowman to approve the variance as presented, Seconded by Member Hernandez.

Voting Yea: Member Hernandez, Member Bowman, Chairman Crawford, Vice Chairman Jones. <u>Motion passed unanimously.</u>

# **Adjournment**

Meeting adjourned at 7:28 p.m.

Motion made by Member Jones to adjourn, Seconded by Member Bowman. Voting Yea: Member Hernandez, Member Bowman, Chairman Crawford, Vice Chairman Jones. Motion passed unanimously.

Approved:

Attest:

Chris Chaudoir,
Position 4
Board of Adjustments

Attest:

Chris Chaudoir,
Administrative Assistant
Board of Adjustments

#### **Item Attachment Documents:**

2. Conduct a public hearing regarding a request by Matthew Gilliland for a variance of Chapter 14, Exhibit A, Article VIII SF-2 Residential District, Section 3 Area Regulations, (3) for a detached garage within the required rear yard and (9) paved driveways and consider and act on the same. The property is located at 207 Woody Trail and is legally described as Lovett Estate 1(EPT). Please submit a at least a Request to Appear Form at least five minutes prior to the meeting if you wish to address the Board.



# **Town of Hickory Creek Community Development Services** Development Application (Incomplete applications will be rejected)

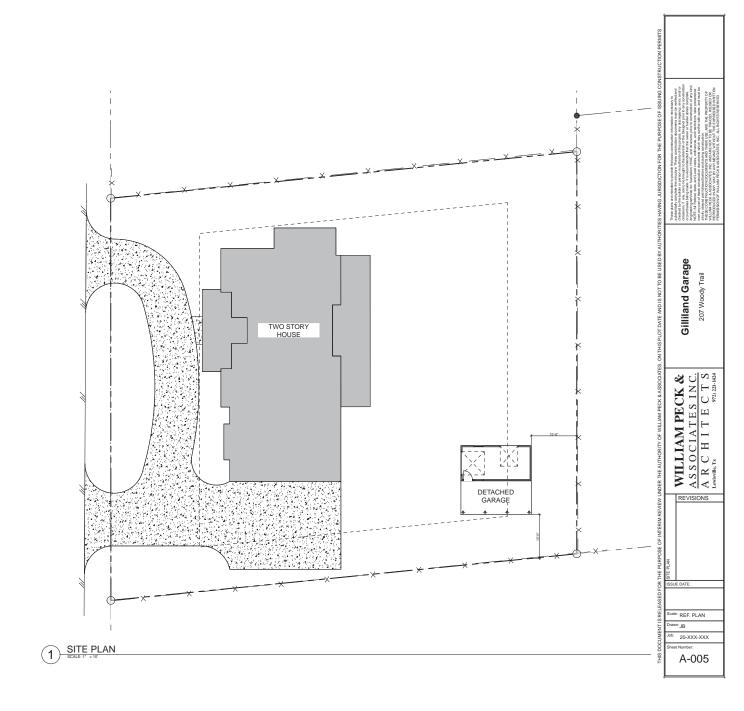
☐ Amending Plat: ➤ Vari		☐ Other (Specify):		
☐ Preliminary Plat ☐ Zoni ☐ Final Plat ☐ Spec	ing Change ☐ Prelimin ☐ Final	ary		
□ Replat	☐ Landscapin	g Plan		
PROJE	CT INFORMATION (Please comple	oto anah fiald)		
Residential	☐ Commercial	□ ЕТЈ		
Project Name: Gilliland Go	Parcel(s) Ta	x ID (required)		
Project Address: 207 Woody Tra	il Hickory Creek, TX 7	15065 Total Acres: 0.5		
Project Address: 207 Woody Trail, Hickory Creek, TX 75065 Total Acres: 0.5  Brief Description of Project: Garage				
Existing Zoning:	# Existing Lots:	# Existing Units:		
Proposed Zoning:	# Proposed Lots:	# Proposed Units:		
Name: Mathew Gilliand Company:				
Name: MATHEW GILLIANG	Company: _	0 1 50		
Address: 201 Woody Trail	City, State: Hick	ory Creek, 1X Zip: 75065		
Address: 207 Woody Trail  City, State: Hickory Creek, TX Zip: 75065  Phone:  Cell #: (972) 743 - 5956  Fax:  E-Mail Address: gilliland mh@ live. Com				
E-Mail Address: 91111anam	h@live.com			
Name: Matthew Gillard PROPERTY OWNER INFORMATION Company:				
Address: 207 Woody Trail	City, State: Hiek	ory Creek, TX Zip: 75065		
Phone:	Cell #: (972) 143-5	756 Fax.		
E-Mail Address: gilliland mh@live.com				
□ Developer	□ Engineer	☐ Surveyor		
Name:	Company:			
		Zip:		
Phone:	Cell #:			
E-Mail Address:				
By signing this application. Town of	Highery Creak staff on the town !			
perform work related to your applicati	on. I waive the statutory Time Limit	signee is granted access to your property to		
perform work related to your application. I waive the statutory Time Limits in accordance with Section 212.009 of the Texas Local Government Code. All applicable fees must be paid to the Town of Hickory Creek at the time this application				
is submitted. I understand the requirements and have read them thoroughly and my statements are true and correct. All				
submissions must be made a minimum of 21 days prior to the scheduled Planning and Zoning Commission meeting.				
1 Watter H Millians	Harrhur H Billilland	4/6/2020		
Applicant's Signature				

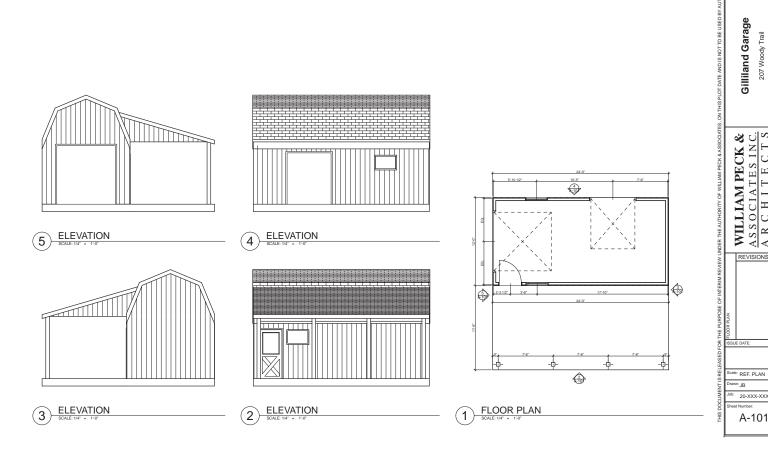
Please attach a copy of the deed to the property. If you are currently purchasing the property, please include a copy of the contract for the purchase of the property. Also include a copy of any and all restrictive covenants pertaining to any property to be developed or rezoned.

**Appeals and Zoning Changes** 

What is the proposed use?
Garage
Why do you believe that the approval of the request would be in harmony with the character of the neighborhood?
The proposed structure blends with existing neighborhood
structures. It will be finished to blend with the materials and
colors of the existing home on the property.
Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?
It is situated on the lot to limit visibility from the
road and not intrude on neighboring homeowner
sightlines.
Why do you believe that there is a need in this area for the uses that would be allowed under this proposed zoning change?
Lien holder:
Is the property burdened by a lien of any nature? () Yes () No If so, describe the lien and give the name and address of lien holder and secure their consent to the requested zoning change with their signature.
Other:
Approximate cost of work involved? \$4,000.00  Include a schematic drawing of the site.

To the Applicant:		
I, Matthew H. Gilliland, understand the	above requirements and have read th	nem thoroughly and my
statements are true and correct.		<i>3 ,</i>
Thurkew H billiland	April 6, 2020	
Applicant	Date	
Lien holders (if any)		
STATE OF TEXAS:		
COUNTY OF DENTON:		
Before me, the undersigned authority, a Notary F appeared, Own		
the foregoing instrument and acknowledged to me therein expressed.	that he executed the same for the pu	rpose and considerations
Given under my hand and seal of office, this	day of	, 20
Notary Public, in and for the State of Texas	My Commission Expires On	 n:





Gilliland Garage WILLIAM PECK & ASSOCIATES INC. ARCHITECTS INC. REVISIONS

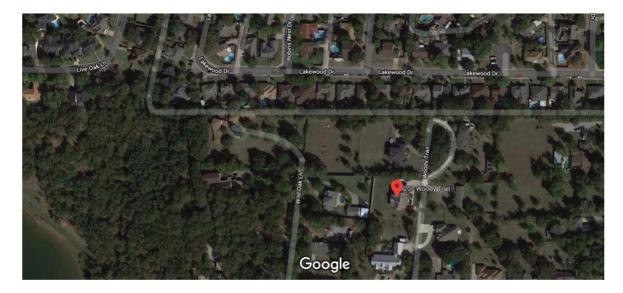
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Google Maps 207 Woody Trail



Google Maps 207 Woody Trail

